

City of Waltham Massachusetts
Community Preservation Act
Historic, Open Space and Recreation
Funding Application WCPA-1



APPLICANT INFORMATION

Name of Applicant ⁽¹⁾ City of Waltham

Name of Co-Applicant, if applicable ⁽¹⁾ _____

Contact Name Jeannette A. McCarthy, Mayor

Mailing Address 610 Main Street, Waltham, MA 02452

Daytime Phone (i.e. of Proposal Applicant) (781) 314-3100

PROJECT BASICS

Address of Project (or Assessor's Parcel ID) Pre-Demolition Hazardous Materials Survey 190 Trapelo Road R045-001-0001

Shriver Center, Kelley Hall and Greene Building @Former Fernald School

CPA Category (check all that apply):

- ☒ Open space
- ☐ Historic preservation
- ☒ Open space recreation
- ☐ Community Housing (You must also complete Application WCPA-2)

CPA Funding Requested \$17,950.00

Total Cost of Proposed Project \$17,950.00

PROJECT DESCRIPTION

Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

GOALS: What are the goals of the proposed project?

COMMUNITY NEED: Why is this project needed? Does it address needs identified in existing City plans?

COMMUNITY SUPPORT: What is the nature and level of support for this project? Include letters of support and any petitions.

TIMELINE: What is the schedule for project implantation? Include a timeline for all critical items for their

Jeannette A. McCarthy Mayor

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completion.

CREDENTIALS: How will the experiences of the Applicant(s) contribute to the success of this project?

Success Factors: How will the success of this project be measured? Be specific.

BUDGET: What is the total budget for this project? How will the CPA funds portion be spent? All items of expenditure must be clearly identified and justified. Detail the hard and soft costs. Identify contingencies.

OTHER FUNDING: What additional funding sources are available, committed, or under consideration? Include commitment letters if available. Identify all sources of other funding which have been sought for this project and the status of the requests.

MAINTENANCE: If ongoing maintenance is required for your project, how will it be funded? (Note that CPA Funds may not be used for maintenance, but maintenance is an important consideration for all projects.)

ADDITIONAL INFORMATION

Provide the following additional information, *as applicable*.

DOCUMENTATION: Provide written documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed.

CONSTRUCTION OR REHABILITATION: ⁽²⁾ For projects with construction or rehabilitation, provide floor plans, elevations including the existing and proposed site plan(s), and any additional drawings or photographs which visually describe the project.

ZONING: Provide evidence that the project is in compliance with the current City Zoning Ordinance as Amended, as well as all other laws and regulations. If zoning relief is required, note the parts of the proposal not in compliance with the Zoning Ordinance, and when an application will be made to the Zoning Board of Appeals.

CITY APPROVALS: Provide evidence that the appropriate City Boards and Commissions approve of the project (Waltham Historical Commission for Historic, Conservation Commission for Open Space, Park & Recreation Board for Recreation, and Waltham Housing Authority for Community Housing). As an example, a project in a City park would require that the Park & Recreation Board accept the project.

HAZARDOUS MATERIALS: Provide evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.

PROFESSIONAL STANDARDS: Provide evidence that appropriate professional standards will be followed if construction, restoration, or rehabilitation is proposed.

LEVERAGED ADDITIONAL BENEFITS: Provide information indicating how this project can be used to achieve additional community benefits.

Notes:

(1) City Property: If the proposal is located on City-owned land, either the Applicant or Co-Applicant must be the City Board, Commission or Department that has custody of the land.

(2) Appraisals: If the requested funds are for a real estate acquisition, an independent appraisal will be required which the Applicant will be required to fund. No funding decisions will be made without an independent appraisal. Additional appraisals may be required for final approval.

FOR COMMUNITY PRESERVATION COMMITTEE USE ONLY

Application received on _____

Application received by _____

Date Project presented to CPC for Submission Acceptance Process _____

Was Project accepted for Consideration? _____

If accepted for Consideration, Project Public Hearing date _____

Following meeting Date for decision to recommend for funding _____

Was project recommended for funding to the City Council? _____

Was project funded by the City Council? _____

If project funded by the City Council, for how much? _____

Date funding Contract signed with applicant _____

APPLICATION SUBMISSION REQUIREMENTS

Proposals for Community Preservation Act funding must be submitted using the City of Waltham's Application forms WCPA-1 and WCPA-2.

If the proposal is exclusively a community housing project, applicants must submit WCPA-2. If the proposal combines community housing with any other funding category, both WCPA-2 and the WCPA-1 must be submitted. Otherwise applicants can submit just WCPA-1.

All information requested on the application forms must be included with the proposal at the time of submission or it will not be accepted for consideration. Applications may not include any handwritten information.

Applications and all supporting documentation must be submitted as hardcopy with eleven (11) copies (including one unbound for reproduction) to the official mailing address as specified in Article VI. If an Application is recommended for funding by the CPC, then an additional 17 copies must be provided for use by the City Council.

Applicants are encouraged to include any maps, diagrams, and/or photographs pertaining to the project. Letters of support for the project from community organizations or other sources may also be submitted.

Applicants will also submit an electronic version of each and every document submitted in their application if available, either on CD or USB flash drive, preferably in Portable Document Format (PDF) or other commonly used file formats (eg. .doc, .docx, .xls, .xlsx, .jpeg).

Applicants should include actual quotes for project costs whenever possible. If not available, estimates may be used, provided the basis of the estimate is fully explained.

Applicants should pursue matching or supplemental funds from state, federal and/or private sources when available.

Applicants should detail who will be responsible for project implementation and management. Their relevant experience should be included in the narrative. Please be sure that project management costs have been included in the overall project budget.

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PROJECT DESCRIPTION

Pre-Demolition Hazardous Materials Surveys for Three Site Buildings: Shriver Center, Kelley Hall and Greene Building at the Former Fernald School

GOALS:

See Above.

COMMUNITY NEED:

See Above.

COMMUNITY SUPPORT:

The Ward 3 and 4 Councillors and other Councillors have advocated for the demolition of the Kelley Hall and Shriver Center due to the physical condition, substantial mold and decay. With regard to the Greene Building, the basement pool has been problematic due to its filling of water after it is drained. The City's Maintenance Department sees no need for the building. All three of the buildings are on the non-contributing list on the Memorandum of Agreement between DCAMM, the City of Waltham and the Massachusetts Historical Commission.

TIMELINE:

Substantial Completion: Unknown at this time.

CREDENTIALS:

These three buildings are located within the CPC portion of the property. The overall plan is to have various open space and recreation grounds, facilities and activities for citizens of all ages.

BUDGET:

Bid award - \$17,950.00
Contingency - \$0.00

Total funding request: \$17,950.00

Other funding: If Greene Building survey is not eligible for CPA funding, City will reimburse CPC for the pro-rata share of the survey of the Greene Building once a pro-rata share is determined.

MAINTENANCE:

City is responsible for any maintenance.

ADDITIONAL INFORMATION

DOCUMENTATION:

City acquired property December 2014.

CONSTRUCTION OR REHABILITATION:

See the attached response from EFI Global on the State's bid list.

ZONING:

Conservation/Recreation

CITY APPROVALS:

City Maintenance Department is surveying for potential demolition.

HAZARDOUS MATERIALS:

Purpose of the survey is to determine that.

PROFESSIONAL STANDARDS:

Consultant will be required to comply with any professional standards.

LEVERAGED ADDITIONAL BENEFITS:

Survey will lead to demolition of buildings which will lead to open space and recreation opportunities for the citizens.

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May 16, 2017

Mr. Joseph Pedulla, MCPPO, CPM
Chief Procurement Officer
City of Waltham
610 Main Street
Waltham, Massachusetts 02452

Via Email: jp pedulla@city.waltham.ma.us

**RE: Proposal for Hazardous Materials Consulting Services
Pre-Demolition Hazardous Materials Surveys for Three Site Buildings
Shriver Center, Kelley Hall, Greene Building, Former Fernald School, Waltham, MA
EFI Proposal No. 2017-0059
MA OSD Contract number: OSD-DCAMM PRF67**

Dear Mr. Pedulla:

EFI Global, Inc. (EFI) is pleased to provide this proposal to the City of Waltham for hazardous materials consulting services in support of demolition and/or renovation activities for three site buildings at the former Fernald School in Waltham, Massachusetts (Site).

On Friday, May 12th, EFI conducted a site walk-through of three site buildings (Shriver Center, Kelley Hall and Greene Building) with City of Waltham Building and Maintenance personnel. EFI understands that hazardous materials surveys are required prior to future building demolition and/or renovation activities for future site redevelopment.

EFI has the staff and resources available to conduct hazardous materials surveys, prepare abatement specifications, assist with contractor bidding and selection services, retain abatement and/or demolition contractors and provide abatement monitoring and construction management services. EFI previously conducted a limited asbestos and hazardous materials survey of the Shriver building for the Massachusetts Division of Capital Asset Management & Maintenance in 2010. Our team will utilize existing analytical data from the completed report to achieve cost savings in labor and number of samples required for that building.

Services being proposed at this initial stage of work include hazardous materials surveys of the 3 site buildings referenced above, preparation of hazardous materials abatement specifications and abatement contractor bidding services.

EFI will coordinate all services and access through the City of Waltham and we anticipate that the on-site hazardous materials survey work can be completed in five (5) days during normal business hours.

SCOPE OF SERVICES

1. Hazardous Materials Survey (Asbestos-Containing Materials, Lead Paint, and Other Hazardous Materials)

a) Asbestos Survey

The asbestos survey will be performed by Massachusetts-licensed asbestos inspectors and will include the following activities:

- A review of previous asbestos/hazardous materials survey reports for the Site building, as well as, project drawings, and as-built drawings, if available.
- An inspection of accessible interior and exterior areas of the three Site buildings to record the type, quantity, and condition of suspect ACM present. Exterior suspect asbestos-containing materials (e.g., joint caulk, window caulking and glazing, etc.) will be assessed and sampled. EFI anticipates collecting up to 450 total samples of suspect ACM for asbestos analysis by a Massachusetts licensed laboratory using polarized light microscopy (PLM) with a 3-day turnaround time. EFI will employ the positive first stop methodology for asbestos analysis to reduce analytical costs. If the first sample of a sample set is identified as containing greater than or equal to one percent asbestos, the remaining samples will not be analyzed by the laboratory.
- EFI personnel will perform limited investigations for hidden ACM (using hand tools), including multiple-layered floor systems, pipe chases, perimeter and partition walls, and above or behind plaster/sheetrock walls and ceiling systems. The scope of work excludes exploratory demolition of suspect ACM located on the exterior of the building including roofing and brick materials. If the City provides access to below grade areas adjacent to each building, EFI will conduct sampling of suspect asbestos-containing foundation damp-proofing materials and underground steam lines. EFI assumes that roof access to the buildings is available via internal hatches or stairwells. Since the buildings are slated for demolition or large scale renovation, we do not anticipate the need for a roofing contractor to patch the roof testing locations. However, EFI's inspectors will conduct temporary patching of the roof testing locations.
- A final report of investigation findings including laboratory results, as well as the type, location and quantity of ACM identified will be provided following the survey.

b) **Lead Paint Screening**

Based upon the age of the Site building, EFI anticipates that paint containing lead may be present on the interior or exterior of the Site building. Specifically, the US EPA RCRA regulations and the OSHA Lead Construction Standard 1926.62 require the proper handling and disposal of lead containing materials based upon the potential exposure to workers and the environment.

EFI will conduct a lead screening at the Site building, which will include collecting samples of representative painted or coated metal, wood, concrete and plaster surfaces on the interior and exterior of the Site buildings for total lead analysis using atomic absorption spectrometry (AAS). EFI proposes to collect up to 30 paint chip samples during the inspection for analysis with a standard 5-day turnaround time.

The purpose of determining the presence of lead in paint is to be able to provide this information to bidding contractors performing the demolition work and allow them to meet their OSHA and US EPA obligations in protecting the environment and their workers from exposure to lead during construction and demolition phases. Additionally, knowledge of the presence of lead in the paint will determine the proper construction and demolition procedures to comply with dust control and environmental protection requirements of Massachusetts and federal US EPA regulations.

EFI's lead testing findings will be presented in our Final Report, indicating the location, materials and work affected as well recommendations for OSHA lead compliance.

c) **Other Hazardous Materials/Universal Waste ("OHM")**

As part of our building investigation, EFI's staff will inventory building-related hazardous materials requiring special handling or disposal prior to building demolition. This inventory will include Universal Waste (light bulbs, ballasts), and Other Hazardous Materials, (OHM) such as mercury-containing thermostats/switches, breakers and building materials. EFI will address these items as described below:

- **Fluorescent light bulbs and ballasts** will be inventoried and quantified. If ballasts are not labeled as 'non-PCB containing', proper handling and disposal/recycling is required.
- **Mercury-containing materials** will be inventoried for proper handling and disposal. These items can include:
 - Thermostats
 - Fluorescent and HID lamps, some neon lamps and "bug zappers"

- Batteries: mercuric oxide and some alkaline batteries
- Various switches and relays in electronics (e.g. computers, cellular/portable phones, sump pumps and some appliance lid lights)
- Pilot light flame sensors
- Gauges (e.g. barometers, manometers)
- Automotive HID and Xenon headlamps, some interior lights, some hood/trunk lights and entertainment systems
- Mercurochrome®/merbromin (topical disinfectant)
- Weight/counterweight in older clocks
- Pressure gauges (e.g. barometers, manometers, vacuum gauges, x-ray tubes and heating pad tilt switches)
- Batteries (e.g. alarms, defibrillators, hearing aids, pacemakers, ultrasound machines and ventilators)
- Electrical equipment (e.g. building security systems and fire alarm switch boxes)
- Laboratory chemicals
- **Refrigerants and Freon** will be addressed through identifying all HVAC system coolants and inventory of potentially coolant containing equipment.
- **Exit signs, smoke detectors and alarms**, can contain low levels of radioactive materials (ICSD smoke alarms) and tritium, and therefore require special handling and disposal and will be included in our inventory.
- **Fire extinguishers** - The hazardous classification of fire extinguishers comes more from their potential to explode if compressed (in a truck or a landfill) than the ingredients inside the extinguisher.
- **Chemical Inventory** – while many of the materials will have already have been removed, EFI will inventory any remaining chemicals present including paints, thinners, solvents, cleaning fluids, etc.

EFI's Final Report will contain the inventory and quantities of these materials. Waste characterization sampling of suspect PCB containing building materials and OHMs is excluded from EFI's scope of work.

2. Hazardous Materials Abatement Specifications – Asbestos, Lead & OHM

EFI will provide design services and prepare three separate abatement specifications: 1.) asbestos-containing materials abatement, 2.) lead-based paint management and 3.) removal of other hazardous materials (stored chemicals, PCB light ballasts, etc.). Hazardous materials identified from the three site buildings will be included in each of the three separate specification documents broken down by building. The scope of work will include the following:

- EFI's Massachusetts licensed asbestos project designer will prepare project specifications for use in the bidding process. The asbestos abatement technical specification will be prepared for asbestos removal based upon the type, location, and estimated quantity of ACM designated for abatement. Technical specifications will be

prepared in accordance with applicable state and federal regulations governing asbestos abatement.

- Prepare a lead paint specification section summarizing the requirements for lead paint compliance during the renovation/demolition work. This information will specify the responsibilities of the demolition contractor with respect to lead paint, including employee notification, training, medical monitoring, engineering controls during renovation, ambient air monitoring, and classification of lead waste prior to disposal. Considerations for the presence of lead paint will be addressed in the specification document, including:
 1. OSHA compliance with specific requirements of the OSHA Lead Standard 29 CFR 1926.62.
 2. Compliance with requirements of the federal EPA National Primary and Secondary Ambient Air Quality Standard for Lead 40 CFR 50.
 3. Compliance with specific requirements of the federal EPA Land Disposal of Solid Wastes Standard 40 CFR 241 and Criteria for Classification of Solid/Lead Waste Standard 40 CFR 257.

A separate technical specification section will be provided detailing the requirements for the proper handling and disposal of PCB light ballasts and OHM removal included in the project scope of work.

As mentioned above, hazardous materials identified from the three site buildings will be included in the 3 separate abatement specifications for asbestos, lead and OHM to be bid out at the same time. If separate abatement specifications are required per building, an additional fee may apply.

EFI will provide contractor bidding and selection services that will include attendance at a pre-bid conference for the abatement contractors to outline the scope of work to prospective bidders, as well as, assist the City of Waltham with bid review and contractor selection.

PROPOSED FEES FOR SERVICES

EFI is prepared to initiate project activity following receipt of written authorization to proceed. Work will be performed in accordance with the following fee schedule based upon approved rates in EFI's State OSD contract – OSD-DCAMM PRF67.

1. Hazardous Materials Surveys (Fixed Fee) – 3 Site Buildings	\$9,200
Asbestos Sample Analysis – estimated 400 @ \$10/each	\$4,000
Lead-paint Analysis for demolition/disposal – 30 samples @ \$15/each	\$450
Hazardous Materials Report of Findings (Fixed Fee) (includes 1 report for the 3 site buildings)	\$1,000

2. Hazardous Materials Abatement Specifications – 3 Site Buildings Separate Specifications will be provided for Asbestos, Lead, and Other Hazardous Materials (OHM) inclusive of the 3 Site Buildings.	\$2,500
3. Abatement Contractor Bidding Services	\$800
Estimated Project Total	\$17,950

LIMITATIONS

It is EFI's understanding that soil and/or subsurface contamination considerations are not included in the services requested of EFI at this site. Additionally, underground oil storage tanks, historical review of USTs or other UST-related considerations are not requested by the client at this time under the services of EFI. These services may be provided if requested by the City of Waltham at an additional cost.

Destructive Testing: When specifically requested as '*destructive testing*', and in accordance with industry standards, EFI uses destructive investigation techniques to identify if suspect asbestos-containing materials exist within areas not immediately observable from interior building spaces, (termed 'hidden' or 'inaccessible' areas). EFI's destructive investigations are conducted with hand tools on *representative* interior wall and ceiling systems and pipe chases that appear to be homogenous in the judgment of the inspector and are not intended to impact the structural integrity or safety of the building. Therefore, not all hidden or inaccessible areas may be accessed during destructive testing. This process is a part of the investigation effort to establish homogenous building areas based upon observable, quantifiable construction materials used.

EFI does not perform destructive testing with the use of power tools and heavy equipment. This limitation extends to areas within the building envelope, exterior building cavity, below and behind concrete and masonry floors, walls and ceilings/roofs, unless specifically requested in writing by Client. For buildings or areas that are planned to undergo whole-scale demolition, EFI requires the Client or others to render these areas accessible to EFI or Client shall establish an allowance or contingency representing the potential presence of asbestos containing materials within these inaccessible areas.

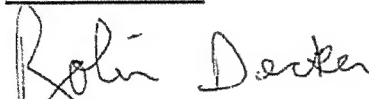
Below Grade Exclusions: EFI's survey methods do not included an evaluation of underground asbestos cement water or sewage piping, underground steam lines, or subsurface foundation damp-proofing that may be presented at Site unless specific access to the materials are provided to EFI.

We thank you for your time and consideration and look forward to providing high quality services to the City of Waltham. EFI is a pre-approved vendor under the Commonwealth of Massachusetts Operational Services Division (OSD) contract number OSD-DCAMM PRF67 for your convenience. To authorize EFI to proceed, please complete the acceptance block below and return an executed copy to our attention.

If you have any questions or require further information, please contact either of the undersigned. We look forward to serving the City of Waltham.

Sincerely,

EFI Global, Inc.



Robin Decker
National Client Manager
Cell: 978-621-0598
email: robin_decker@efiglobal.com



Sean E. Cassidy, CIEC
District Manager
Cell: 978-886-3712
email: sean_cassidy@efiglobal.com

ACCEPTED in accordance with the terms of this proposal:

By:

(Signature)

(Print Name)

(Date)